113.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,900 / 709,900
					USE VALUE:	709,900 / 709,900
					ASSESSED:	709,900 / 709,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZANI NATALIE C
Owner 2:	
Owner 3:	
Street 1:	23 WRIGHT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZANI NATALIE C/THOMAS C -
Owner 2:	-
Street 1:	23 WRIGHT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .257 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1921, having primarily Vinyl Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11200.000	207,200		502,700	709,900
Total Card	0.257	207,200		502,700	709,900
Total Parcel	0.257	207,200		502,700	709,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 924.35 /Parcel: 924.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 72030

GIS Ref

GIS Ref

Insp Date 09/26/18

!8758!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	207,200	0	11,200.	502,700	709,900		Year end	12/23/2021
2021	101	FV	200,300	0	11,200.	502,700	703,000		Year End Roll	12/10/2020
2020	101	FV	200,300	0	11,200.	502,700	703,000	703,000	Year End Roll	12/18/2019
2019	101	FV	181,600	0	11,200.	495,600	677,200	677,200	Year End Roll	1/3/2019
2018	101	FV	181,300	0	11,200.	380,600	561,900	561,900	Year End Roll	12/20/2017
2017	101	FV	181,300	0	11,200.	359,100	540,400	540,400	Year End Roll	1/3/2017
2016	101	FV	181,300	0	11,200.	330,400	511,700	511,700	Year End	1/4/2016
2015	101	FV	169,900	0	11,200.	308,800	478,700	478,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:52:27

LAST REV

Date	Time
10/02/18	08:59:06
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8758

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANI NATALIE C/	58027-552		12/7/2011	Convenience	99	No	No		
ROWE NATALIE C	49089-223		3/7/2007	Family	99	No	No		
ROWE NATALIE C	41580-383		12/9/2003	Family	370,000	No	No		
MACLEOD LEONARD	29583-205		12/28/1998		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	72030
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2004	505	Siding	12,500					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	MEAS&NOTICE	CC	Chris C
12/6/2008	Meas/Inspect	345	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
4/18/2004	MLS	HC	Helen Chinal
3/18/2000	Inspected	197	PATRIOT
2/4/2000	Measured	263	PATRIOT
8/30/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11200		Sq. Ft.	Site		0	70.	0.64	6			Road Co	-5					502,740						502,700	

Total AC/HA:	0.25712	Total SF/SM:	11200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	502,740	Spl Credit		Total:	502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	147.897
Other Features:	60571
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	254539
Depreciation:	47344
Depreciated Total:	207195

COMMENTS

UNPAVED. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

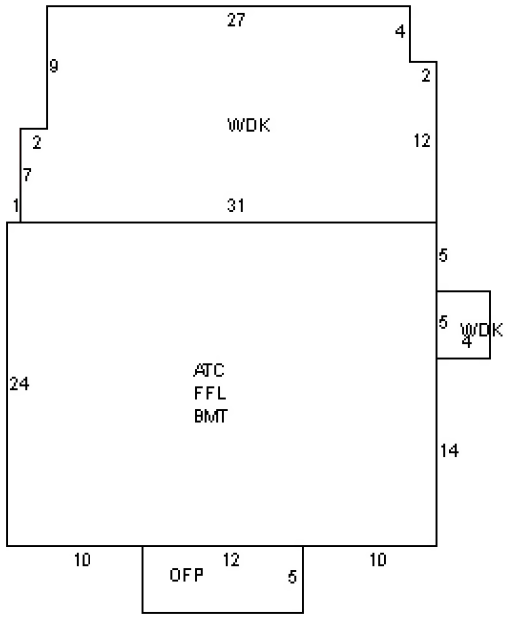
No Unit	RMS	BRS	FL
1	4	2	M
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.90
Special Features:	0	Val/Su Net:	87.98
Final Total:	207200	Val/Su SzAd	199.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	44.370	34,075
FFL	First Floor	768	147.900	113,585
WDK	Deck	490	8.010	3,924
ATC	Attic	269	147.900	39,755
OFP	Open Porch	60	43.820	2,629

Net Sketched Area:	2,355			Total:	193,968
Size Ad	1036.7999	Gross Area	2854	FinArea	768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc